

TO LET

HOT FOOD TAKEAWAY PREMISES

Located in the heart of Leith Walk

Offers over £14,500 per annum

Extremely high levels of pedestrian
and vehicular passing traffic

Premises extend to 57.52 sqm (619
sqft)

Qualifies for 100% Small Business
Rate Relief

Rarely available premises located on
highly sought-after retail parade



VIRTUAL TOUR



4 ALBERT PLACE, EDINBURGH, EH7 5HN

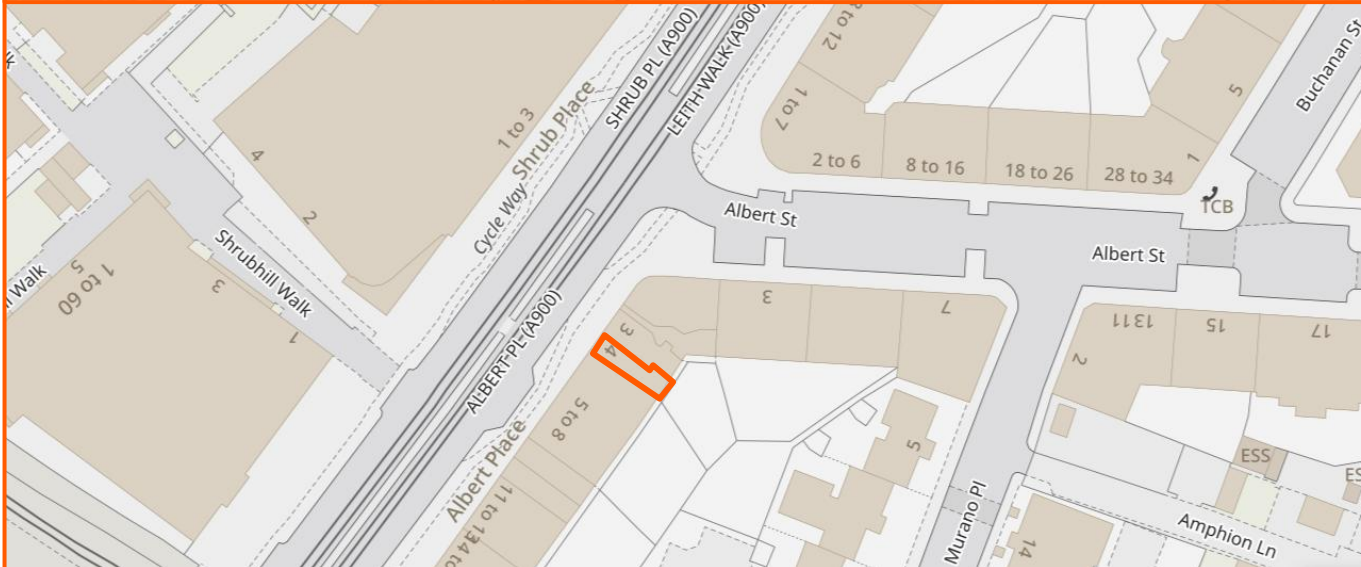
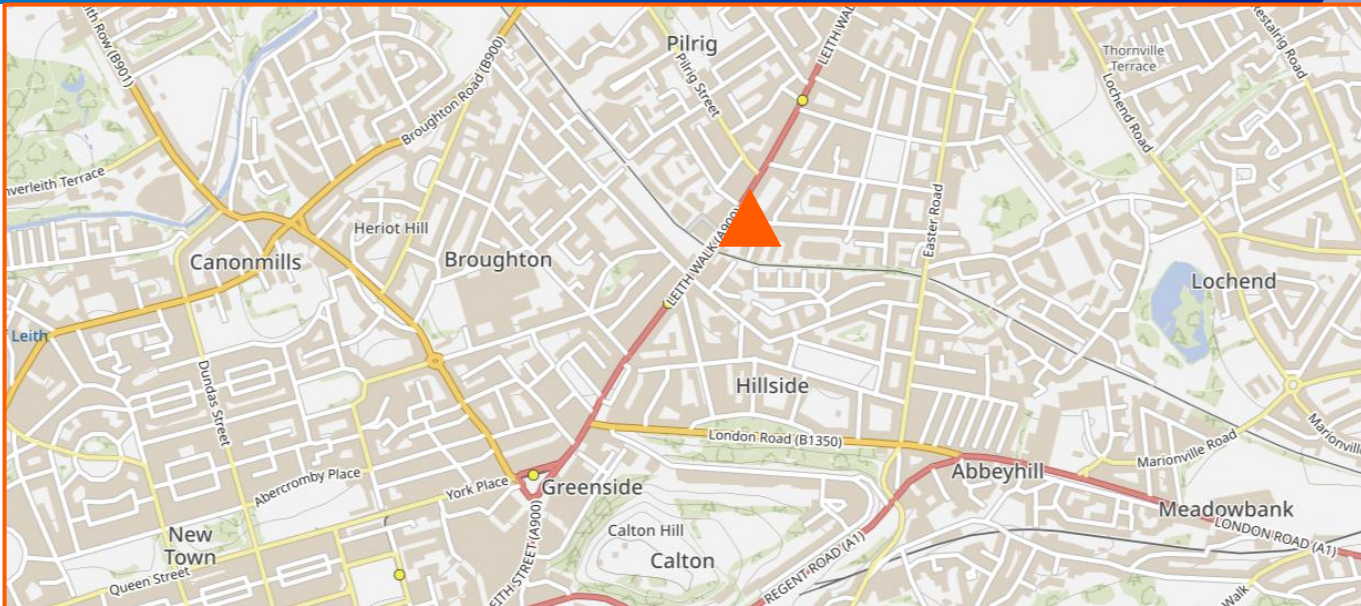
CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk





Location

4 ALBERT PLACE, EDINBURGH, EH7 5HN



Location

The property enjoys a prominent position on the south side of Albert Place, situated between Albert Street to the east and Brunswick Road to the west.

Located on the thriving Leith Walk, one of Edinburgh's busiest and most dynamic thoroughfares, the unit benefits from exceptional visibility and footfall. Leith Walk serves as a key arterial route connecting the cultural heart of Edinburgh's city centre to the historic waterfront district of Leith.

This bustling retail parade is renowned for its vibrant mix of independent retailers, cafés, offices, and leisure destinations. Surrounding the property is a strong lineup of national and local operators including Sainsbury's Local, Starbucks, Bodega, and modern student accommodation.

Rarely Available Leasehold Opportunity in Highly Sought-After Location



WHAT 3 WORDS



Description

4 ALBERT PLACE, EDINBURGH, EH7 5HN



Description

The subjects comprise a well-presented hot food takeaway premises arranged over the ground and basement floors of a traditional four-storey stone-built property. The unit benefits from a glazed frontage with roller shutter security, providing both strong visibility and practicality within a highly versatile space.

Internally, the property offers a bright and welcoming open-plan customer area to the front, with a well-equipped commercial kitchen and W/C facilities located to the rear. A staircase provides access to the basement level, which offers valuable additional storage accommodation. This property represents a rare opportunity to acquire a hot food takeaway leasehold interest within one of Edinburgh's most sought-after trading locations.

Accommodation

Description	m ²	ft ²
Ground Floor	36.09	388
Basement	21.43	231
Total	57.52	619

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

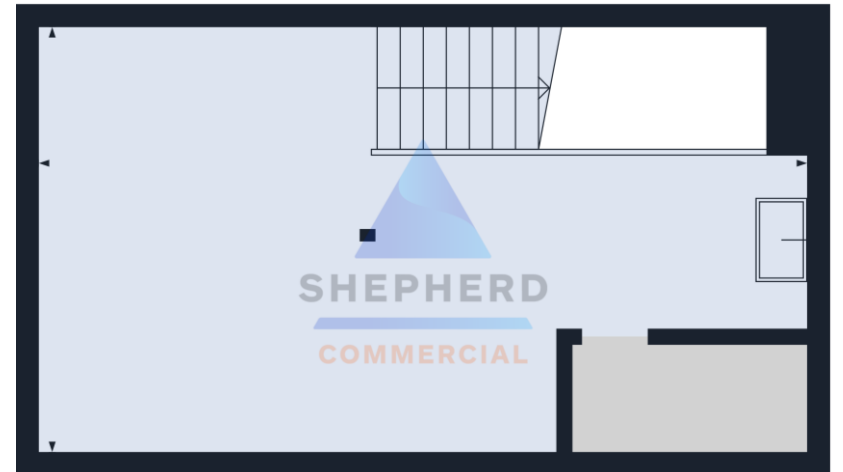


Floor Plans

4 ALBERT PLACE, EDINBURGH, EH7 5HN



Ground Floor



Basement



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £14,500 per annum.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of £12,000 which will allow for 100% rates relief subject to the purchaser's other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy. Please note that the car parking spaces are separately assessed.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA
t: 0131 225 1234



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **May 2026**